



PLANNING COMMITTEE REPORT

PLANNING SUB- COMMITTEE B		AGENDA ITEM NO:	
Date:	18th September 2014	NON-EXEMPT	

Application number	P2014/1538/FUL
Application type	Full Planning Application
Ward	Finsbury Park Ward
Listed Building	Locally Listed
Conservation Area	Not in a Conservation Area
Development Plan Context	n/a
Licensing Implications	n/a
Site Address	Lower ground floor, The Beaux-Arts Building 10-18 Manor Gardens N7 6JT
Proposal	Change of use of plant area to provide 1 x 1 bedroom residential unit at lower ground floor within the western end of the Beaux Arts Building and relocation of plant equipment to lower ground storage area together with the replacement of existing vents (x 4) at lower ground with windows (x2) and glazing with metal grille

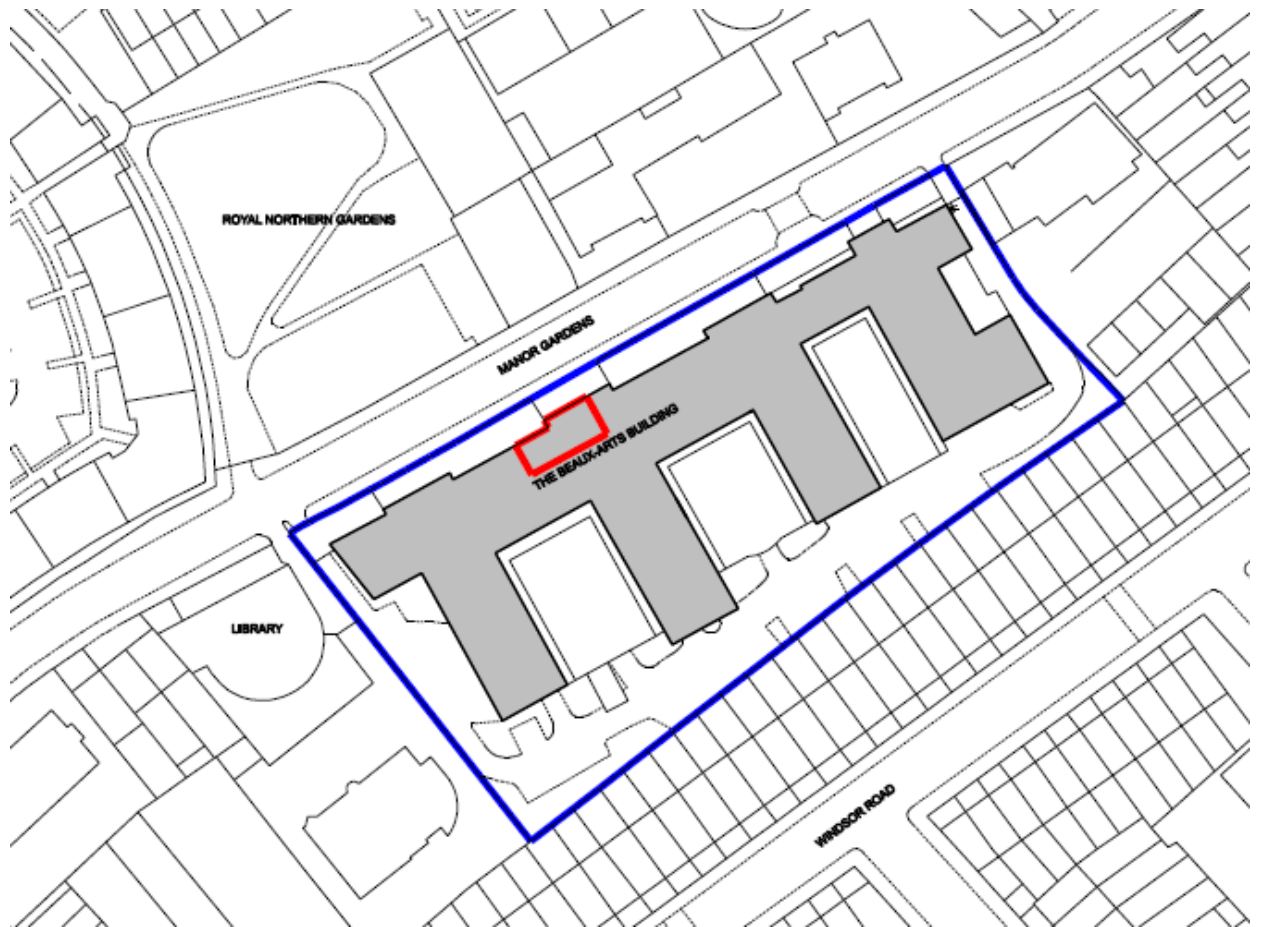
Case Officer	Eoin Concannon
Applicant	Bloomfold Ltd
Agent	Mr Matthew Brewer

1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission:

1. subject to the conditions set out in Appendix 1
2. subject to completion of a Deed of Planning Obligation made under section 106 of the Town and Country Planning Act 1990 securing the heads of terms as set out in Appendix 1.

2 SITE PLAN (SITE OUTLINED IN BLACK)



3 PHOTOS OF SITE/STREET

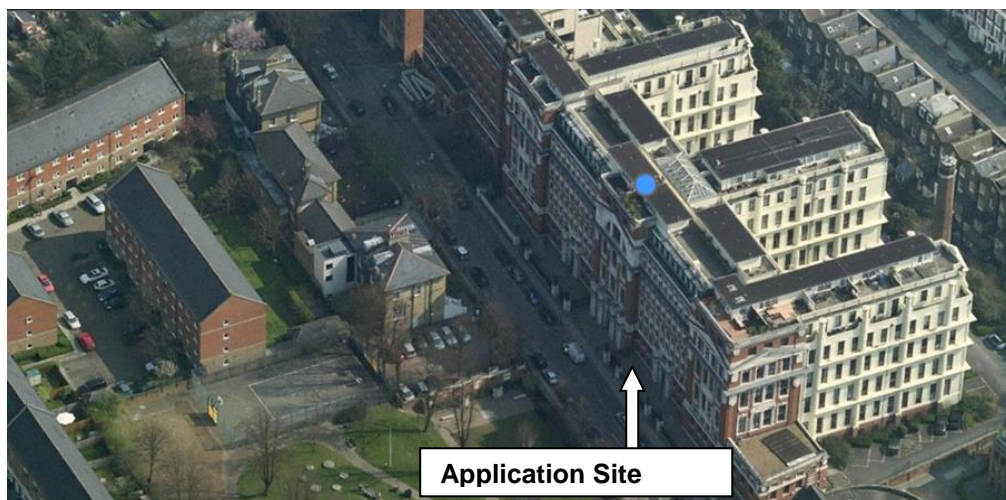


Photo 1: Aerial view of The Beaux Arts Building, 10-18 Manor Gardens



Photo 2: Main entrance Beaux-Arts Building



Photo 3: View of landscaping area in front of proposed residential unit



Photo 4: View of landscaping area in front of proposed residential unit



Photo 5: View of landscaping area in front of proposed residential unit



Photo 6: Outlook of landscape area in front of main windows

4 SUMMARY

- 4.1 Planning permission is sought for the conversion of a plant storage area at lower ground floor to provide one additional 1-bedroom residential unit and relocating of the existing equipment to the storage area. It also seeks permission to replace existing vents at lower ground level with windows and a metal grille with internal glazing as well as the replacement of the existing lower ground windows serving the existing plant area.
- 4.2 The proposal would be situated within a large residential complex; as such the additional unit would be acceptable in principle. The issues arising from the application are the standard of the new residential unit created by the conversion, the impact on the character and appearance of the host building, the impact on the neighbouring amenity of the adjoining and surrounding residential properties and the impact of the relocated plant equipment on neighbouring amenity.
- 4.3 Amended plans have been received during the processing of the application which addresses concerns regarding the outlook to the flat as well as the relocated plant equipment. The plant equipment would be now positioned adjacent to a cycle storage area. This arrangement accommodates both the cycle and plant equipment and is considered acceptable.
- 4.4 It must be noted that the existing storage space, currently utilised for cycle racks, was not designated or conditioned as cycle storage under the original planning permission (Ref: P051356). As such, it would not be justified in refusing the application on the loss of a cycle store or storage space in general.
- 4.5 The remainder of the scheme is also deemed acceptable. The replacement of vents with windows (metal grille feature) would not detract from the appearance of the building. The overall size of the residential unit and living space generally conforms with the Council's living standards. Although Daylight/Sunlight analysis indicates that the one window serving a kitchen would be marginally below the BRE guidance standards, on it would not be justified to refuse the proposal on lack of daylight given it serves a kitchen window and there are other windows serving this room.
- 4.6 As such, the application is considered acceptable and recommended for approval.

5 SITE AND SURROUNDING

- 5.1 The application site is situated on the southern side of Manor Gardens and comprises a large eleven storey building known as the Beaux Arts Building.
- 5.2 The building is a former office building built to house the GPO Money Order Office and was completed in 1911. It has since been converted to residential

units in the 1990's. The area in general is a mixture of residential, office & community uses with Royal Manor Gardens directly north of the site.

- 5.3 The subject property is of grand architectural quality and is a locally listed building. It does not lie within a Conservation Area nor is it statutory listed.

6 Proposal (in Detail)

- 6.1 The application seeks planning permission for the change of use of lower ground plant area to provide a 1 bedroom residential unit. The flat would have a floor space of approximately 83 square metres and would comprise an open plan kitchen/living and dining space, one double bedroom and a large storage room.
- 6.2 Each of the rooms (apart from storage room) would be served by north facing windows. To the front of the site, a landscaped area (6 metres in depth) would separate the site from the site boundary (pedestrian footpath) with the exception of the window serving the kitchen which would be positioned further forward adjacent to the main entrance door.
- 6.3 The sole exterior alteration would involve replacing 2 existing louvre vents (at lower ground level) on the main entrance door with glazing with metal grille which would be finished in a black coat of paint. The existing windows would also be replaced to match the windows on upper floors.
- 6.4 Part of the proposal would involve the relocation of existing plant equipment to an area identified as storage. The amended plans submitted shows the repositioned plant equipment situated adjacent to a bicycle storage area (8 racks for 64 bicycles).

7 RELEVANT HISTORY

Planning Applications:

- 7.1 **932006** - Alterations and change of use of existing buildings to provide 128 flats doctors' surgery community space health club/gymnasium and associated car parking. (**Approved 27/07/1995**)
- 7.2 **951356** - Partial demolition and conversion of existing buildings to provide 162 flats, with community space, doctor's surgery and residents' facilities at ground and lower ground floor levels, with associated car parking. (**Approved 08/12/2003**)
- 7.3 **960416** - Amendment to planning permission dated 17th January, 1996, to provide an additional 20 flats, making a total of 182 flats. (**Approved 09/04/1997**)
- 7.4 **971605** - Provision of eight additional flats (two x 2 bedroom, four 1 bedroom and two with gallery) at ground and lower ground floor levels, in place of vacant space formerly designated as surgery. (**Approved 26/11/98**)

- 7.5 **P100245** - Insertion of mezzanine level into two areas of the foyer. Formation of two 1 bedroom maisonettes in adapted parts of foyer. Insertion of staircase between ground floor & mezzanine linking existing reception office & post room on ground floor with mezzanine level store, to allow the conversion of the combined space into a 2 bedroom maisonette **(Non-determination appeal dismissed 28/01/11)**
- 7.6 **P110321** - Conversion to provide one 2-bedroom maisonette **(Approved 19/07/11)**.
- 7.7 **P112099** - Construction of sixth floor extension to create one x 2 bedroom (four person) flat including new roof terrace Withdrawn **20/02/13**
- 7.8 **P2013/0698/FUL** - Extension at seventh floor level to enlarge existing flat plus minor alterations. **(Approved 02/05/13)**

Enforcement:

- 7.9 **E/2014/048** Building works - no planning permission (P2014/1536/FUL not determined yet). **(Case closed as no evidence of breach in planning)**

Pre- Application Advice:

- 7.10 None

8 CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants adjoining and nearby properties on the 14th May 2014. A site notice and press advert was also displayed providing members of the public with 21 days to comment.
- 8.2 Following receipt of amended plans, further letters were sent to the same adjoining and nearby properties on the 24th July 2014 providing local residents with the opportunity to make further comments. The public consultation of the application therefore expired on 14/08/14; however it is the Council's practice to continue to consider representations made up until the date of a decision.
- 8.3 At the time of the writing of this report, 28 letters of objections had been received (22 letters from residence of the building and 6 letters from residents of the surrounding area). The issues raised included (and the paragraph numbers responding to the issues in brackets).
- Overdevelopment of the site (10.2)
 - Lack of space for amenity facilities serving the whole building. (10.25-10.26)
 - Current plant equipment is not redundant and forms important infrastructure functions for the building (water tank, electrical wiring) (10.25-10.26)

- Cycle storage space would be reduced significantly, this area has recently been refurbished to accommodate more bicycles (10.27-10.30)
- Concerns raised regarding the privacy of new occupants with the positioning of windows (10.7-10.13)
- Noise issues to residents due to layout of the properties and construction. (10.7-10.13, 10.17)
- General layout of flat and the height of the windows would lead to a poor standard of living for future occupiers (10.7-10.13)
- Daylight and sunlight issues for the new occupants (10.7-10.13)
- Loss of bike store facilities would impact on the amount of people using sustainable transport. (10.20; 10.27-10.30)
- Use of area to front of the yard for as through way for deliveries & fire meeting point (10.31)

Internal consultees

Design & Conservation

- 8.4 The replacement of the vent and windows would not impact on the heritage of the building.

Acoustic Officer

- 8.5 No objections subject to sound insulation measures

Access Officer

- 8.6 The general layout of the flat conforms with the lifetime homes criteria.

9 REVELANT POLICIES

Details of all relevant policies and guidance notes are attached in Appendix 2. This report considers the proposal against the following development plan documents.

National Guidance

- 9.1 The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

Development Plan

- 9.2 The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan are considered relevant to this application and are listed at Appendix 2 to this report.

Supplementary Planning Guidance (SPG) / Document (SPD)

- 9.3 The relevant SPGs and/or SPDs are listed in Appendix 2.

10 ASSESSMENT

- 10.1 The main issues arising from this proposal relate to the:

- Principle of the development
- Design
- Quality of resulting accommodation
- Private outdoor space
- Neighbour Amenity
- Access
- Highways & Transportation
- Small sites contribution
- Other issues

Principle of the development

- 10.2 The proposal is situated in a large residential building which houses 190 residential units. As such the additional residential unit in this building would be acceptable in principle. The increase of one additional unit within the building would not lead to overdevelopment. The proposed plans show that both the plant equipment and cycle storage area could be accommodated within the existing storage area on the opposite side of the corridor. The level of floorspace provided for this flat would also meet the floor space standards and thereby could not be considered overdevelopment.
- 10.3 Although, there is a greater demand for 2 bedrooms units given the limitations of the site (to provide a second bedroom), a 1 bedroom unit would be acceptable in this instance. The proposal would meet the remaining standards including suitable living standards, amenity, access, other and contributions to affordable housing and these issues are addressed in the remainder of the report.

Design

- 10.4 The proposed exterior changes would be limited to the lower ground floor level windows and two existing louvre vents which serve the existing plant room. The louvre vents would be replaced with glazing and metal grilles. Each metal grille would have black coated finish and would add an interesting visual feature to the entrance.
- 10.5 The replacement of the remaining windows at lower ground would match the materials of the existing fenestration and respect the form and character of the street frontage.
- 10.6 As such, the proposed exterior alterations would not cause harm to historic plan form, would involve minimal loss of historic fabric and would not cause harm to the retained fabric, visual amenity or the setting of heritage assets, therefore, would not adversely affect the special architectural or historic interest of the listed building. The proposed development is considered to accord with Core Strategy policies CS8 (Enhancing Islington's Character), CS9 (Protecting and Enhancing Islington's Built and Historic Environment), and Development Management policies DM2.1 (Design), DM2.3 (Heritage), & Islington's Urban Design Guidance 2006.

Quality of resulting accommodation

- 10.7 The proposal would involve the creation of a 1 bedroom flat at lower ground floor level. The proposed unit would provide a floor space of 83 square metres which exceeds the required internal space standards for a 1 bedroom flat (50 square metres) and is in compliance with local and national standards.
- 10.8 Both the living space (31 square metres) and bedroom (17 square metres) would be a suitable size; while a further room provides a generous storage space for the residential unit. This storage space is sufficient in size to include cycle storage arrangement in compliance with the Council's transport policies. Both living room and bedroom would be served by two windows each. Given their positioning at lower ground floor level, concerns have been raised regarding the daylight into both rooms. The applicant has provided a daylight/sunlight assessment.
- 10.9 The results from the daylight assessment concludes that the windows serving both the bedroom (Room 4) and living/dining room (Room 3) would have an Average Daylight Factor (ADF) above the minimum requirement set out in the BRE guidelines. The results of this assessment indicate that the bedroom (R4) would score an ADF percentage of 2.48% which is considerably higher than the minimum (1%) for this type of room set out in the BRE guidance.
- 10.10 Similarly, the living/dining space would have an ADF percentage of 1.81% which is in excess of the minimum for living room uses (1.5%) and marginally below the average for kitchen spaces (2%). In light of this, the location of the kitchen work top at the front adjacent to the windows would maximise the light to this space. Given the orientation of the building to the north, the sunlight to

each window would be limited and similar to those of the existing flats that are also north facing at this level. Due to the constraints of this historical building, some of these existing lower ground floor flats are also single aspect with smaller window openings. It would be unreasonable to refuse the application on failure to provide dual aspect windows considering that most of the existing residential units are single aspect.

- 10.11 As such given the results of the daylight/sunlight assessment provided, it is considered that the proposed residential unit would receive sufficient daylight into to each of the main habitable rooms. It would therefore not be justifiable in refusing the application on this ground.
- 10.12 A further issue to be considered relates to the outlook from each of the windows serving the habitable space. The plans have been amended during the processing of the application with the raising of the floor level by 400mm. This would improve the outlook with the increase in floor height improving the visibility from each window than what had initially been submitted. As indicated, the kitchen window would be situated to the front and faces onto the street. Whilst this relationship is not ideal with minimum outlook, given constraints of the site and the overall size of the flat, on balance it would be acceptable in this instance. The remaining windows serving the main living/dining and bedroom would project onto a six metre deep buffer of landscaping with boundary railings separating the site from the street. The six metre deep soft landscaped area would provide sufficient gap from the street and railings to provide an adequate level of outlook to the flat. Given this relationship, it would be difficult to substantiate a reason for refusal on the grounds of outlook.
- 10.13 As such, on balance given the modifications to the proposed plans, the larger unit size and the existence of a deep landscaped area, the proposal would provide satisfactory living conditions in terms of daylight, outlook and internal space for future occupiers of the residential unit. It would therefore comply with policy DM 3.4 of the Islington Development Management Plan.

Private Outdoor space and facilities

- 10.14 Policy DM3.5 (Private outdoor space) states that all new development will be required to provide good quality outdoor space in form of gardens, balconies or roof terraces. The minimum amount of space required is 5 square metres for 1-2 person residential units. The proposal would not have access to an outdoor space however; it would be situated adjacent to a public park. It should also be noted that most of the existing residential units do not have access to private outdoor amenity space either. Furthermore, larger parks are also within walking distance. Given the overall size of the proposed residential unit and the existing park adjacent to the site, the lack of private outdoor space would be acceptable in this instance.

Neighbours Amenity

- 10.15 The proposed net increase of one flat within the property is not expected to cause any unreasonable amenity impacts in terms of noise and disturbance. The building currently houses over 190 residential units and the additional flat would not result in a detrimental impact to neighbours. There would be no overlooking issues or loss of privacy to the adjoining neighbours.
- 10.16 Concerns have been raised regarding the internal layout of the flat and potential noise disturbance to the residential unit above. A condition is recommended requiring noise insulation measures to protect the amenity of existing residential units above. Condition 5 & 6 cover this aspect.
- 10.17 With regard the construction works, the proposal would involve an internal renovation which would not lead to a significant level of disturbance. No significant operational development is proposed to the exterior of the building. Any internal works would be expected to occur during the normal working day. An informative can be attached highlighting good working practices to the applicant. As such, it is not considered necessary to require a construction management plan in this instance given the scale and nature of the proposed development.
- 10.18 As such, the proposal would not cause unacceptable or additional harm to the amenities of any adjoining occupiers and complies with policy DM2.1 of the Development Management Policies (2013).

Access

- 10.19 The proposal constitutes a conversion and given the existing site limitations, it is not considered reasonable to require the proposed residential units to meet the Lifetime Homes Standards or the requirements of the Accessible Housing SPD. However, the Access Officer has been consulted and is content that the layout would meet the accessible homes standards with access to a lift as well as suitably wide hallways. The proposed living space and bedroom sizes would provide easy adoptable space and as such it is considered to comply with the broad aims of policy DM2.2 (Inclusive Design) and Supplement Guidance (Inclusive Design in Islington 2014).

Highways and Transportation:

- 10.20 The proposed units would not be eligible to apply for car parking permits in the area. A condition has been recommended which removes parking permits as per Council transport policies. The transport policies would also require cycle storage for additional residential units. In this case of this application, one space would be required for cycle storage. This could be accommodated within the residential unit, given the generous storage space available (15 square metres). The site is also situated within an accessible transport route with a regular bus service situated on Holloway Road as well as overground and underground transport services within walking distance. As such, the

proposal would comply with the Council's transport policies including DM8.3 (Public Transport), DM8.4 (Walking and cycling) and DM8.5 (Vehicle parking).

Small sites contribution

- 10.21 The proposal is a minor application for a single residential unit which is below the affordable housing threshold of ten units (policies 3.13 of the London Plan and CS12G of the Islington Core Strategy).
- 10.22 The Council's Affordable Housing Small Sites Contributions Supplementary Planning Document (SPD) together with Core Strategy policy CS12 Part G states that development proposals below a threshold of 10 residential units (gross) will be required to provide a financial contribution towards affordable housing provision elsewhere in the borough.
- 10.23 A Unilateral Agreement has been signed and agreed with a payment of £50,000 secured towards affordable housing. On this basis it is considered that the applicant complies with the CS12 of the Core Strategy.

Other Issues

- 10.24 The objections received raised other concerns related to the proposed development including.

Lack of space for amenity facilities & relocation of redundant equipment

- 10.25 To accommodate the proposed residential unit, it would involve the relocation of existing plant equipment from the site to the opposite side within a storage room. Amended plans have been received during the processing of the application showing how the existing cycle storage area and plant equipment can be accommodated. The existing plans show that 64 bicycles are located within this space. Space would be retained for 64 cycles while also accommodating the plant equipment within the existing storage rooms. From the plans, it clearly shows that both the plant equipment and cycle store can be accommodated within this space.
- 10.26 It is considered that subject to complying with regulations outside the realms of the planning legislation, the new location for the plant equipment would be acceptable and could function properly in its new position. The remainder of the basement rooms would not be altered with facilities for refuse and landlord storage retained. Although the storage room would be reduced, these were not conditioned for storage as part of the original planning permission (ref. 951356 & ref. 960416) and it would not be justified in refusing the scheme on lack of communal storage space. That is a matter for the management of the building to resolve with occupiers. This was previously addressed in an

Appeal Decision on the same property (Appeal Ref. APP/V5570/A/10/2137531; Ref. P100245), in which the Inspectorate commented that internal changes relating to the provision of concierge facilities or meeting rooms are a matter between the owners and the leaseholders. This would also apply to communal storage facilities as it could be classed as concierge facilities.

Cycle Storage and the loss of this facility

- 10.27 A significant number of representations received raised concerns regarding the loss of a newly refurbished cycle store which is used by the residents of the complex to store their bicycles in a secure environment. This area of storage is outside the application site boundary but due to the repositioning of plant equipment would be affected.
- 10.28 In regard to the existing cycle store, there are no conditions or indications on the original planning permission (ref.951356 & ref. 960416) granted that the area identified would be used for cycle storage. The initial planning permission granted was secured in a time when cycle transport was not a significant factor in the determination of a scheme. Since then several local, regional and national policies have been adopted which places more emphasis on cycling and storage facilities for bicycles.
- 10.29 Notwithstanding the above, the existing plans indicate that there is presently cycle storage for 64 bicycles and the storeroom would continue to retain storage for 64 bicycles. Given the changes in policy towards more sustainable modes of transport, including provision of suitable cycle storage facilities, it would be important to retain space for cycle storage. It is recommended that a condition be attached securing the safe storage of 64 bicycles as indicated on the plans. This would ensure that the cycle parking would be provided for some of the residents within the building.
- 10.30 The reconfigured scheme would allow these cycle racks to be retained with no loss of cycle storage indicated between the existing and proposed plans. Although this may not be sufficient number of spaces for the total number of bicycles, it would guarantee that cycle storage is regulated by condition which is currently not the case. Any further cycle storage space requirements would be a matter for the management of the building to resolve with occupiers.

Use of area to front of the yard for as through way for deliveries & fire meeting point

10.31 One of the objections received indicates that the landscape area to the front of the flat is a fire meeting point and through way for deliveries on foot. At the time of the site inspection, there was no evidence of any deliveries taken place, with this landscaped section also enclosed by railings and gateway. Even with some daily deliveries, there would continue to be sufficient space between the habitable windows and walkway not to impact negatively on the occupant's amenity. The space could continue to operate as a fire meeting point as this would not impact on the occupier's amenity given the nature of the space.

11 SUMMARY & CONCLUSION

Summary

11.1 The proposed conversion to one bedroom unit and repositioning of plant equipment is considered to be acceptable with regards to land use, amenity, neighbour amenity, highways and transportation, access and affordable housing provision.

11.2 As such, the proposed development is considered to accord with the policies in the London plan, Islington Core Strategy, Islington Development Management Policies and the National Planning Policy Framework and as such is recommended for an approval subject to appropriate conditions.

Conclusion

11.3 It is recommended that planning permission be granted subject to conditions as set out in Appendix 1 – RECOMMENDATION A.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That the grant of planning permission be subject to **conditions** to secure the following:

List of Conditions:

1.	Commencement (Compliance)
	CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.
	REASON: To comply with the provisions of Section 91(1) (a) of the Town and

	Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).
2.	Approved Plans List: (Compliance)
	<p>DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>[090373-A-P-00-D 201 D, 090373-A-E-Nth-D 203, 090373-A-E-Nth-D 204 A, 090373-A-P-00-D 210 E, 090373-A-P-Si-D 211 A, 090373-A-E-XX-D220, 090373-A-I-VA-D 016 B, , Planning Statement April 2014, Daylight & Sunlight Report 15th April 2014, Design & Access Statement 29th January 2014, Scheme Revisions - Planning and Design Statement Addendum]</p> <p>REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>
3.	Parking
	<p>CONDITION: All future occupiers of the residential unit hereby approved shall not be eligible to obtain an on street residents' parking permit except:</p> <p>i) In the case of disabled persons;</p> <p>ii) In the case of units designated in this planning permission as "non car free"; or</p> <p>iii) In the case of the resident who is an existing holder of a residents' parking permit issued by the London Borough of Islington and has held the permit for a period of at least one year.</p> <p>REASON: To ensure that the development remains car free.</p>
4.	Materials
	<p>CONDITION: The facing materials of the development hereby approved shall match those detailed on the plans and those detailed in the application form hereby approved in terms of colour, texture, appearance and architectural detailing and shall be maintained as such thereafter.</p> <p>REASON: To ensure that the appearance of the building is acceptable.</p>
5.	Sound Insulation
	<p>CONDITION: Full particulars and details of a scheme for sound insulation between the proposed plant rooms and the residential use of the building shall be submitted to and approved in writing by the Local Planning Authority prior to superstructure works commencing on site.</p> <p>REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity</p>
6.	Sound insulation
	<p>CONDITION: The sound insulation and noise control measures shall be carried out strictly in accordance with the details so approved, shall be implemented prior to the first occupation of the development hereby approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority."</p> <p>REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity</p>
7.	Retain Cycle Store (DRAFT)
	CONDITION: The bicycle storage area(s) hereby identified in drawing No. 00373-A-P-00-D

	<p>210 E shall retain storage for no less than 64 bicycle spaces prior to the commencement of the development hereby approved and maintained as such thereafter.</p> <p>REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport.</p>
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List of Informatives:

1.	<p>Positive Statement</p> <p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged. Whilst this wasn't taken up by the applicant, and although the scheme did not comply with guidance on receipt, the LPA acted in a proactive manner offering suggested improvements to the scheme (during application processing) to secure compliance with policies and written guidance. These were incorporated into the scheme by the applicant.</p> <p>This resulted in a scheme that accords with policy and guidance as a result of positive, proactive and collaborative working between the applicant, and the LPA during the application stages, with the decision issued in a timely manner in accordance with the NPPF.</p>
2.	<p>Community Infrastructure Levy</p> <p>Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Islington Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). These charges will be calculated in accordance with the London Borough of Islington CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. One of the development parties must now assume liability to pay CIL by submitting an Assumption of Liability Notice to the Council at cil@islington.gov.uk. The Council will then issue a Liability Notice setting out the amount of CIL payable on commencement of the development.</p> <p>Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed and the development will not benefit from the 60 day payment window.</p> <p>Further information and all CIL forms are available on the Planning Portal at www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil and the Islington Council website at www.islington.gov.uk/cilinfo. Guidance on the Community Infrastructure Levy can be found on the National Planning Practice Guidance website at http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/.</p>

3. Unilateral Undertaking	You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.
4. Other Legislation	<p>You are reminded of the need to comply with other regulations/legislation outside the realms of the planning system - Building Regulations as well as Environment Health Regulations.</p> <p>Any construction works should take place within normal working day. The Pollution Control department lists the normal operating times below.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Delivery and operating times - the usual arrangements for noisy works are</p> <ul style="list-style-type: none"> ○ 8am –6pm Monday to Friday, ○ 8am – 1pm Saturdays; ○ no noisy work on Sundays or Public Holidays (unless by prior agreement in special circumstances) </div>

APPENDIX 2: RELEVANT POLICIES

This appendix lists all relevant development plans polices and guidance notes pertinent to the determination of this planning application.

1 National Guidance

The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

2. Development Plan

The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The following policies of the Development Plan are considered relevant to this application:

A) The London Plan 2011 - Spatial Development Strategy for Greater London

1 Context and strategy

Policy 3.3 (Increasing Housing Supply)
Policy 3.4 (Optimising Housing Potential)
Policy 3.5 (Quality of design of Housing Developments)
Policy 3.8 (Housing choice)
Policy 6.9 (Cycling)

B) Islington Core Strategy 2011

Strategic Policies

Policy CS8 (Enhancing Islington's Character)
Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)

Infrastructure and Implementation

Policy CS12 (Meeting the housing challenge)

C) Development Management Policies June 2013

Design and Heritage

Design and Heritage Policies

Policy DM2.1 (Design)
Policy DM2.2 (Inclusive Design)
Policy DM2.3 (Heritage)

Housing

Policy DM3.3 Residential Conversions and Extensions
Policy DM3.4 Housing standards
Policy DM3.5 Private Outdoor Space
Policy DM3.7 Noise and Vibration

Shops, culture and services

Policy DM4.12 (Social and strategic infrastructure and cultural facilities)

Transport

Policy DM8.4 (Walking and cycling)
Policy DM8.5 (Vehicle Parking)
Policy DM8.6 (Delivery and servicing for new development)

Infrastructure and Implementation

Policy DM9.2 Planning Obligations

4. Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

- Urban Design Guide
- Inclusive Design in Islington
- Planning Obligations and S106
- Affordable Housing Small Sites SPD